



Department of Housing and Urban Development
Public and Indian Housing

Special Attention:
Section 8 Public Housing Agencies;
Public Housing Office Directors; Troubled Agency
Recovery Center Directors

Notice PIH 2000-24 (HA)

Issued: July 12, 2000

Expires: July 31, 2001

Cross References:

Attachments: [SEMAP Guidance](#)
[Summary OMB](#)

Subject: Section 8 Management Assessment Program (SEMAP)
Implementation of Ratings and Update

1. Purpose This notice announces the Department's plans to begin rating under SEMAP in fall 2000, for PHAs with fiscal years ending June 30, 2000. The Department issued a Federal Register notice June 20, 2000, to officially establish the August 1, 2000 effective date of the ratings sections of the SEMAP rule.

This notice also provides updated information on SEMAP including information on independent auditor guidance, the Multifamily Tenant Characteristics System (MTCS) SEMAP Indicators Report, and recent technical amendments to the rule.

2. Applicability SEMAP applies only to the Section 8 tenant-based program.

3. MTCS SEMAP Indicators Report The MTCS SEMAP Indicators Report was released April 17, 2000. A brief explanation of the report is included in Attachment 1. PHAs and field offices should become familiar with this report. Note that HUD will not initially rate the SEMAP indicator for annual HQS inspections, since the data currently collected and reported in MTCS are insufficient to always provide accurate results. The form HUD-50058 is being revised to add an action code for annual HQS inspection, which will provide the required data for accurate MTCS reporting of performance on this indicator. The business rules (programming instructions) for the SEMAP indicators report are posted on the MTCS web site under documentation (Web Reports Guide).

4. No Advisory Ratings The first SEMAP ratings will not be advisory. PHAs with a rating of zero on any indicator (a "SEMAP deficiency") must notify HUD of corrective action taken within 45 days of receiving notice of their SEMAP ratings. PHAs with an overall rating of troubled will be assigned to a Troubled Agency Recovery Center (TARC) for on-site review, corrective action and monitoring.

5. Attachments

Summary of SEMAP Rules and Guidance Attachment 1 is a current one-page summary of rules and guidance that have been or will soon be issued on SEMAP. The summary mentions the Department's current plans for submission of SEMAP certifications via the Internet and development a SEMAP rating module in the Public Housing Information Center (PIC), expected to be implemented for summer 2000 submissions of SEMAP certifications and fall 2000 ratings. PHAs with a fiscal year end of June 30, 2000, should wait to submit their SEMAP certifications until they receive additional guidance concerning submission of the certification via the Internet.

Audit Compliance Supplement Attachment 2 is the audit guidance the Office of Management and Budget (OMB) issued for the Section 8 tenant-based program in its March 2000 Circular A-133 compliance supplement. The audit compliance supplement focuses on program compliance requirements related to SEMAP. The Department is also developing computer-based training for auditors on the SEMAP performance requirements. The training is expected to be released in summer 2000. PHAs will also be able to access the computer-based training. The Department will provide separate notice of the release of the training.

Most Recent SEMAP Rule Changes Attachments 3, 4 and 5 are the most recent December 3, 1999, March 29, 2000, and March 30, 2000 SEMAP rule changes. These are minor technical changes to conform to program changes as a result of the Section 8 merger rule.

Attachment 6 is the June 20, 2000 Federal Register notice of the effective date of the ratings sections of the SEMAP rule.

PHAs and field offices may expect detailed guidance shortly concerning SEMAP automation and the ratings process.

/s/

Harold Lucas

Assistant Secretary for
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Attachments (1. SEMAP Guidance - June 2000; 2. A-133
Compliance

Supplement are attached. Attachments 3, 4, 5 and
6 are available on HUDCLIPS.)